E1/2 LOT 40
IN OR 983/541
(EX PT IN OR 2716/472)

EICHHOLZ WAYNE A & CHHAI
PO BOX 1444
HILLIARD, FL 32046-1444

2024

29-3N-24-2020-0040-0010

BUILDING CHARACTERISTICS

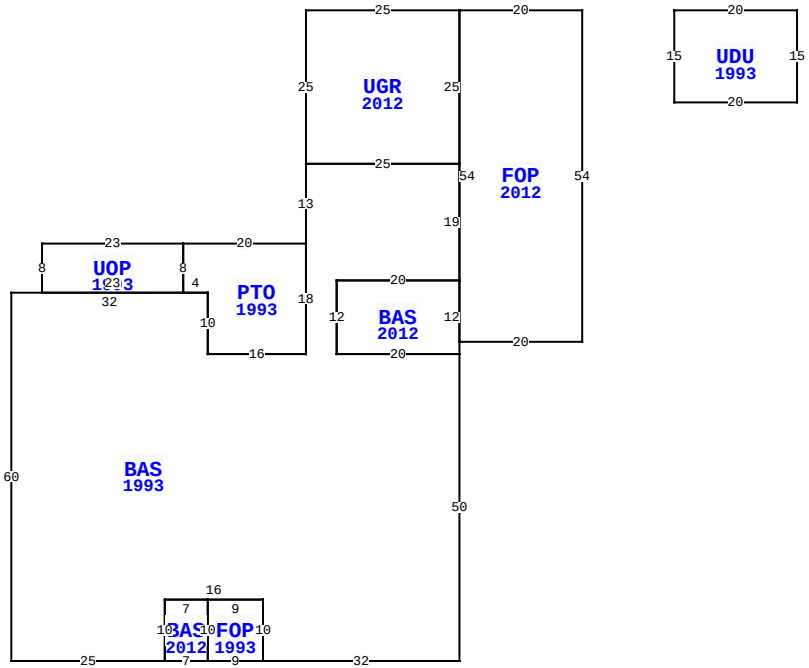
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,345	100	4,345	381,585
BAS	70	100	70	6,148
BAS	240	100	240	21,077
FOP	90	30	27	2,371
FOP	1,080	30	324	28,454
PTO	320	5	16	1,405
UDU	300	55	165	14,490
UGR	625	45	281	24,678
UOP	184	20	37	3,250
TOTALS	7,254		5,505	483,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,505	96.8382	121.05	666,380	1984	1984	0	0	0	27.45	72.55

1 SNGL FAM – 100% - 2015 Heated Area: 4655 HX Base Yr 2015



26504 SHEARED STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,459
TOTAL MARKET OB/XF VALUE		3,520
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		541,879
SOH/AGL Deduction		243,872
ASSESSED VALUE		298,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,007
TOTAL JUST VALUE		541,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/0541	4/25/2001	WD	U	I	05	126,100
GRANTOR: THE CIT GROUP/CONSUME						
GRANTEE: EICHHOLZ WAYNE & CH						
0943/1510	8/08/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE CIT GROUP/CONSU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-45,25] S13 S18 W16 N10 W32 S60 E25 N10 E16 S10 E32 N50 W20 N12 E20 N19 W25 $
FOP=[YR=2012;ORIG=0,0] W20 S54 E20 N54 $
UGR=[YR=2012;ORIG=-20,0] W25 S25 E25 N25 $
PTO=[YR=1993;ORIG=-45,38] W20 S8 E4 S10 E16 N18 $
UDU=[YR=1993;ORIG=15,0] E20 S15 W20 N15 $
BAS=[YR=2012;ORIG=-20,56] W20 N12 E20 S12 $
UOP=[YR=1993;ORIG=-65,38] W23 S8 E23 N8 $
FOP=[YR=1993;ORIG=-61,106] E9 N10 W9 S10 $
BAS=[YR=2012;ORIG=-68,106] E7 N10 W7 S10 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0752	USP	0	100	20	26	520.00	SF	15.00	15.00	100	1984	1984	3	20	1,560	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 3,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,900							

REVIEW DATE 06/18/2024 BY WWA Total Acres: 1.83 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/06/2024 BY SYS